



Woodview Street, Leeds LS11 6JY

welcome to

Woodview Street, Leeds

**** SOLD with SITTING TENANTS **** TWO bedroom MID BACK to BACK TERRACE, SET OVER FOUR FLOORS, BASEMENT CELLAR, KITCHEN, SEPARATE LIVING ROOM, ONE first floor BEDROOM and HOUSE BATHROOM, further second floor BEDROOM. Good access to Leeds City Centre and motorway links.

Living Room

13' 4" x 13' 6" (4.06m x 4.11m)

Wooden door to the front, uPVC double glazed window, gas central heating radiator, electric fire, stairs leading to the first floor landing.

Kitchen

10' 8" x 6' 4" (3.25m x 1.93m)

Has a fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, electric oven and hob, space for a washing machine and fridge freezer, tiled floor, gas central heating radiator, uPVC double glazed window to the front. Access to the basement cellar.

Basement Cellar

13' 9" x 13' 6" (4.19m x 4.11m)

First Floor Landing

Bedroom Two

13' 4" x 12' 7" (4.06m x 3.84m)

uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Second Floor Bedroom One

9' 8" x 20' 3" (2.95m x 6.17m)

Double glazed wooden framed skylight, gas central heating radiator.





view this property online williamhbrown.co.uk/Property/MLY111694



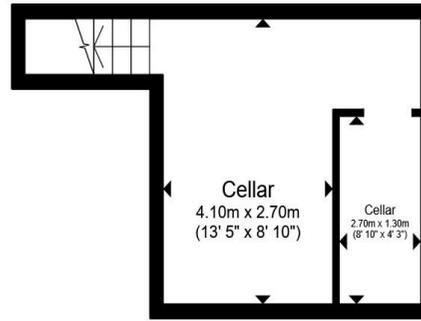
welcome to

Woodview Street, Leeds

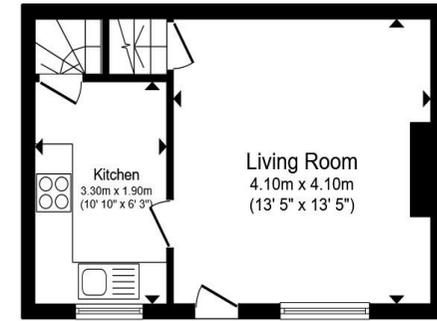
- Two bedroom mid back to back terrace
- SOLD with sitting tenants
- Great investment opportunity
- Set over four floors
- Good access to Leeds City Centre

Tenure: Freehold EPC Rating: D
Council Tax Band: A

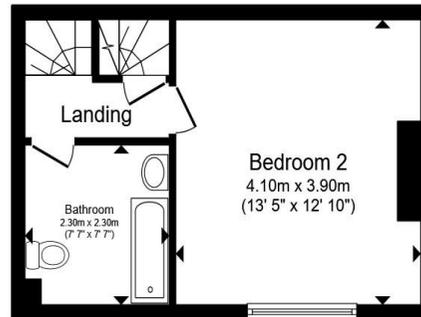
offers over
£100,000



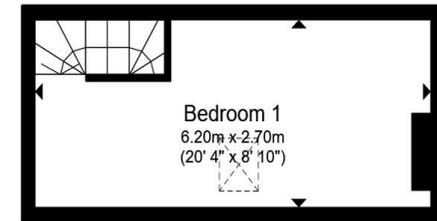
Basement



Ground Floor



First Floor



Second Floor

Total floor area 87.3 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/MLY111694



Property Ref:
MLY111694 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk